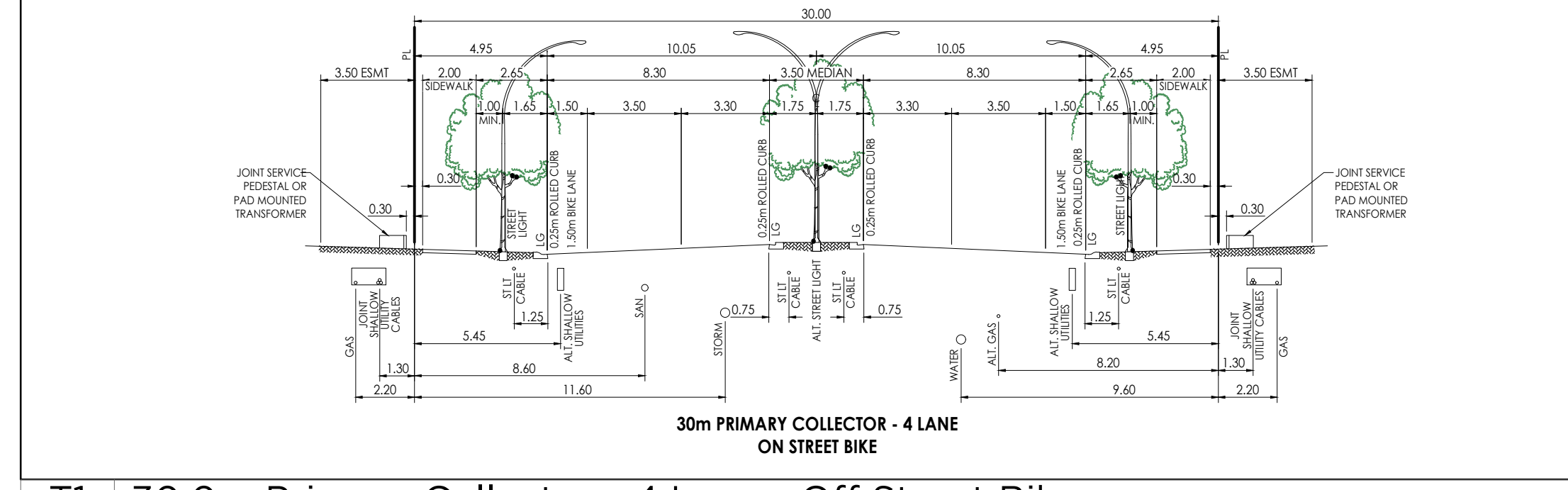
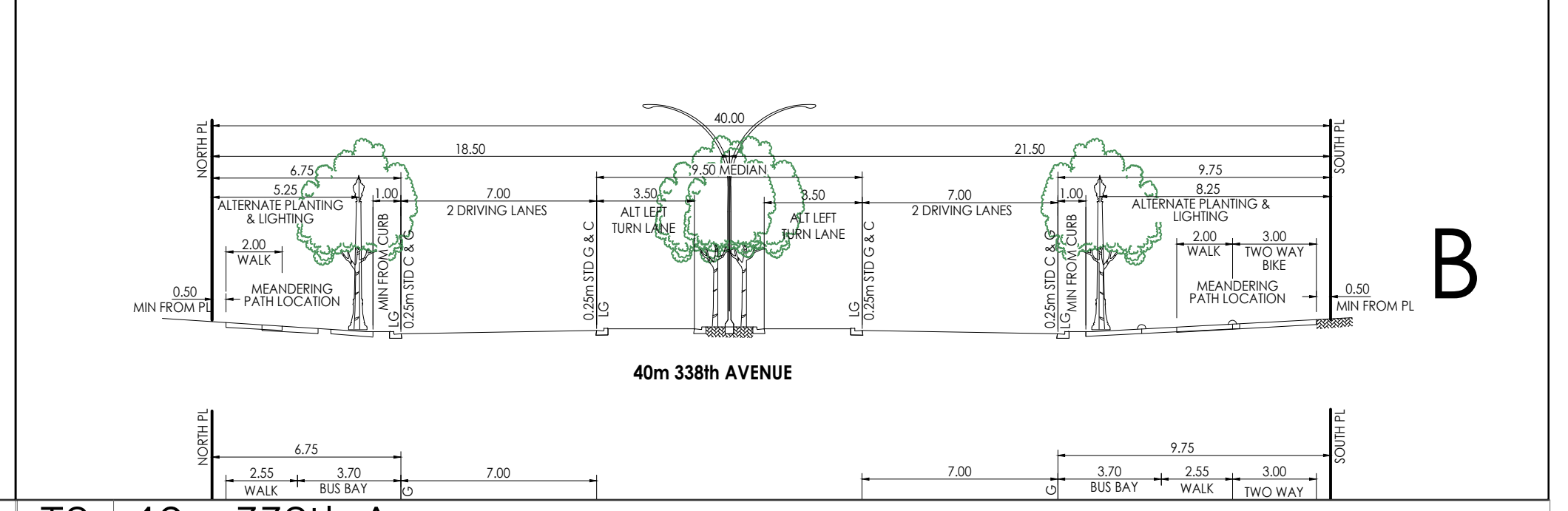


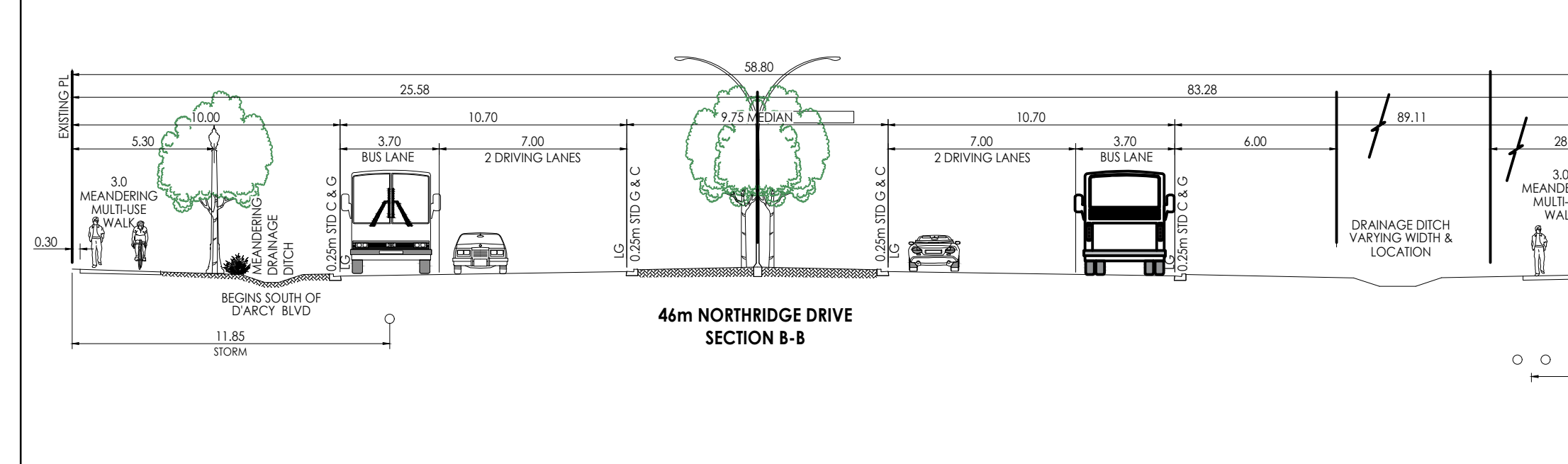
X1 13.30m Custom Residential P1 Scale 1:200
 X4 16.0m Residential P1 Scale 1:200
 X7 18.4m Residential P1 Scale 1:200
 X10 20.0m Modified Collector P1 Scale 1:200
 X13 21.0m Collector P1 Scale 1:200
 X17 25.2m Collector P1 Scale 1:200
 X21 29.0m Primary Collector P1 Scale 1:200



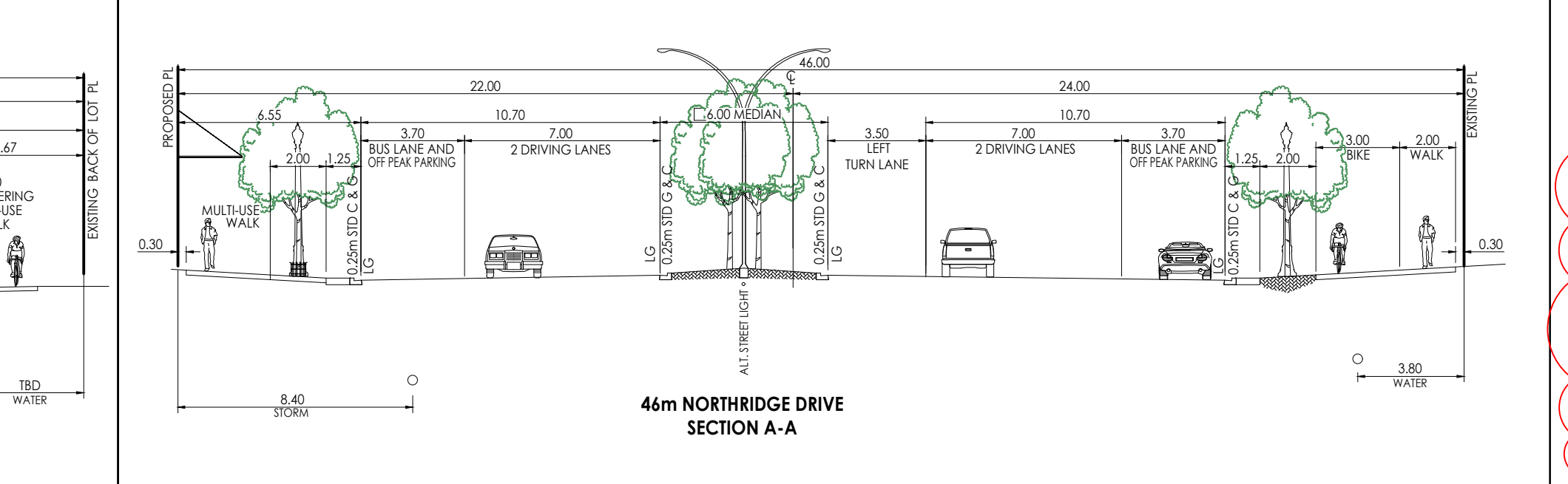
T1 30.0m Primary Collector - 4 Lane - Off Street Bike P1 Scale 1:200



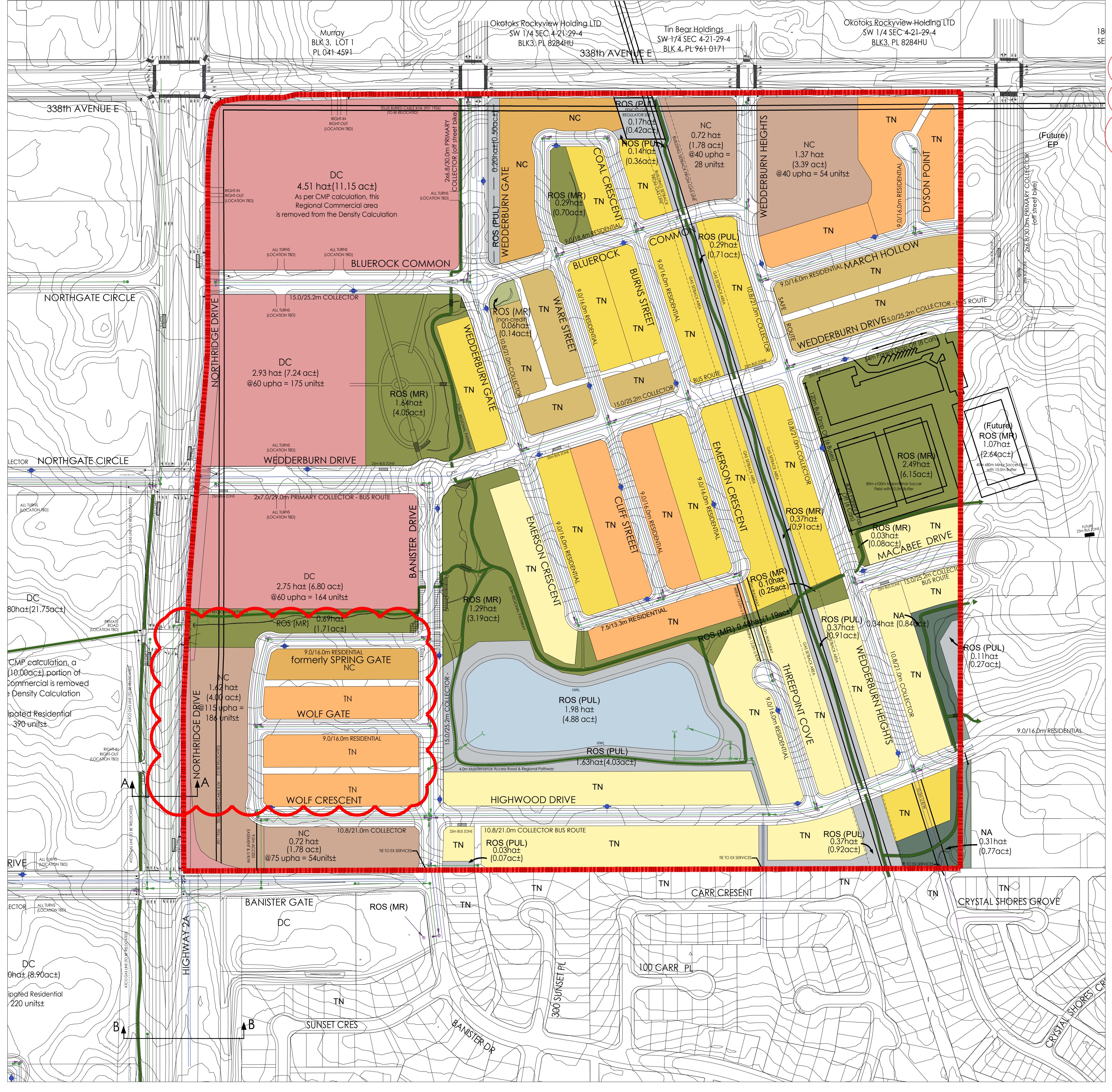
T8 40m 338th Avenue P1 Scale 1:200



Q1 46m Northridge Drive Section B-B P1 Scale 1:200



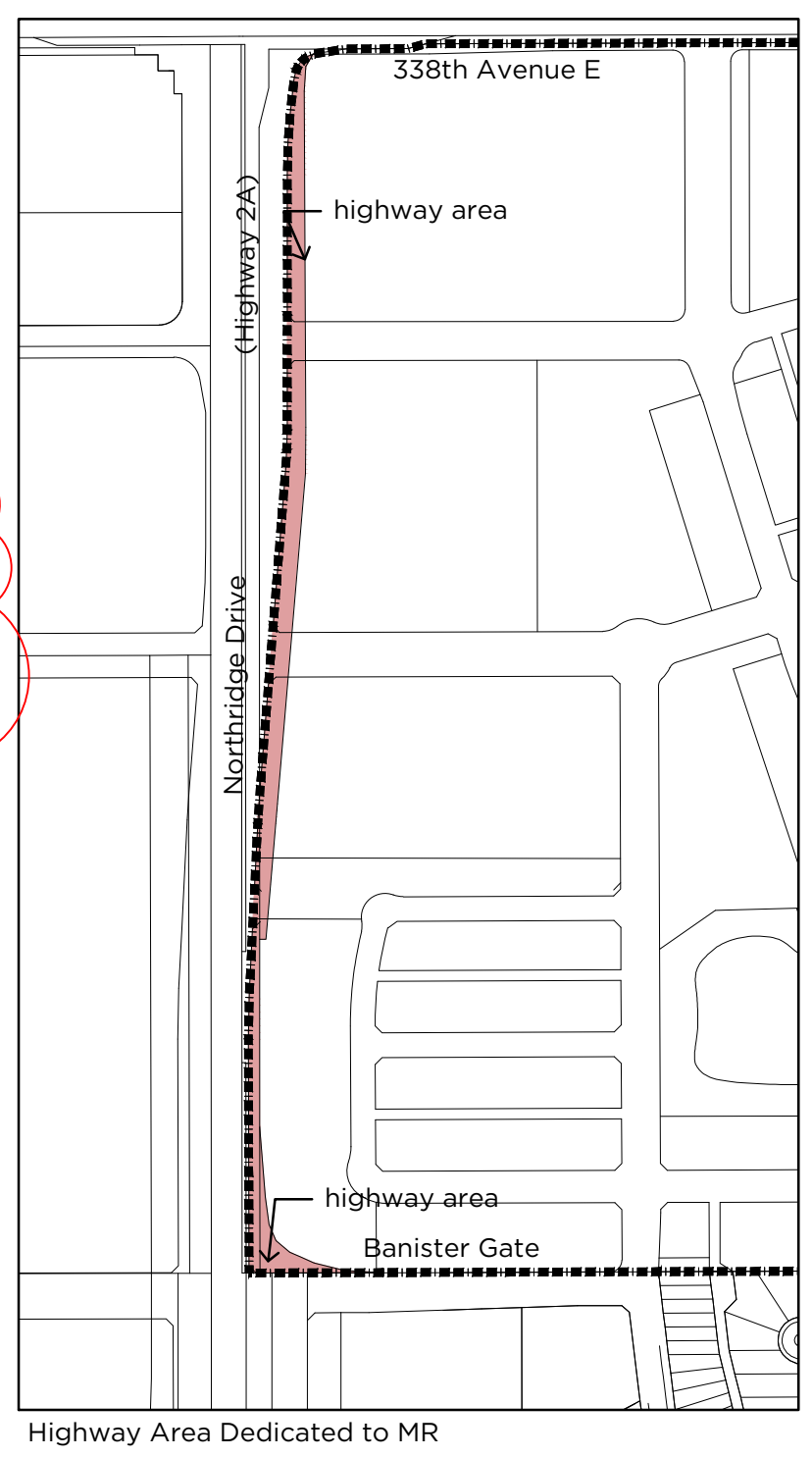
Q8 46m Northridge Drive Section A-A P1 Scale 1:200



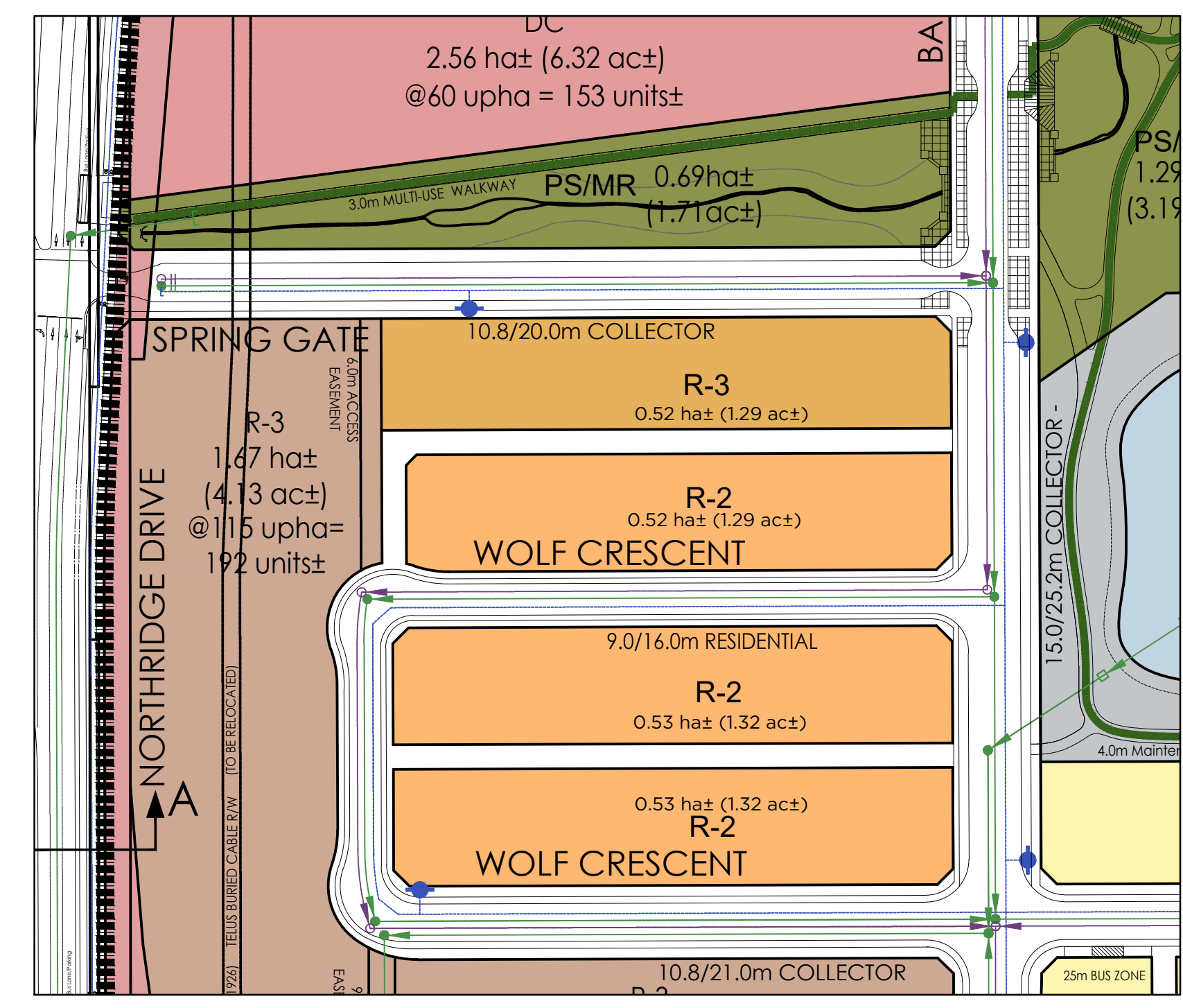
A1 Wedderburn West Outline Plan Amendment P1 Scale 1:2000

Outline Plan Statistics

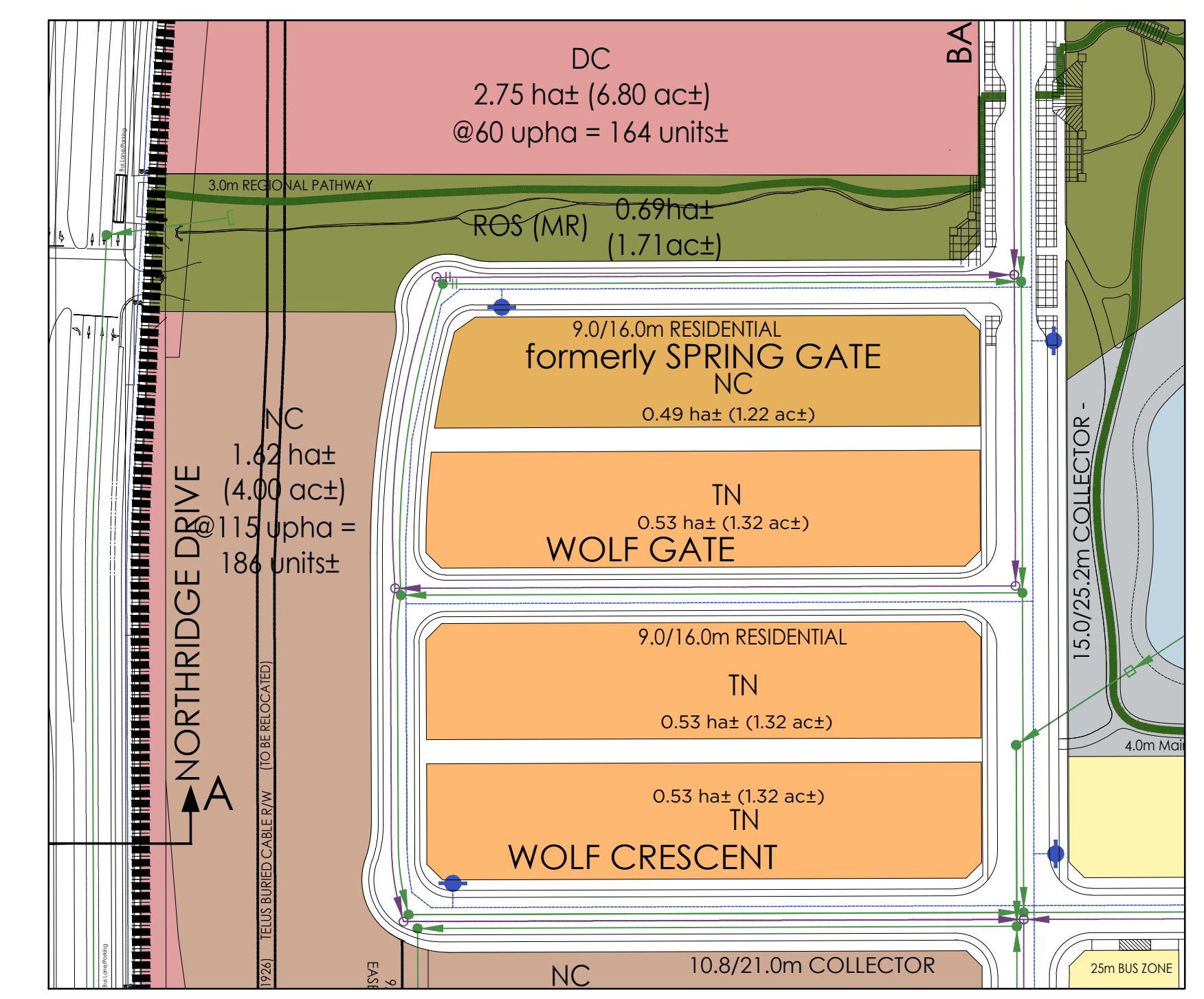
Total Area Outlined	62.91 ha± (155.45 ac±)	Calculation for Density Area	
Environmental Reserve (NA)	0.65 ha± (1.61 ac±)	Net Developable Area	62.26 ha± (155.45 ac±)
Net Developable Area	62.26 ha± (153.84 ac±)	Net Developable Area	4.51 ha± (11.15 ac±)
TN (Detached)	6.81 ha± (16.83 ac±)	Less Applicable Commercial portion of DC area	57.75 ha± (142.69 ac±)
Approximate Frontage	1,779 m± (5,836 ft±)	Anticipated Density	1,262
Ant. No. of Lots (Avg 13.1m)	135 lots±		57.75 ha± (142.69 ac±)
TN (Detached)	6.16 ha± (15.21 ac±)		=21.85 upha± (8.84 upac±)
Approximate Frontage	1,669 m± (5,475 ft±)	Areas of Public Dedication	
Ant. No. of Lots (Min 11.0m)	151 lots±	Total Roads	13.22 ha± (32.66 ac±) (21.2%)
TN (Detached)	2.50 ha± (6.18 ac±)	ROS (Stormwater)	3.72 ha± (9.18 ac±) (6.0%)
Approximate Frontage	734 m± (2,408 ft±)	ROS (Utility)	1.94 ha± (4.82 ac±) (3.1%)
Ant. No. of Lots (Avg 9.70m)	75 lots±	Total Public Dedication	18.88 ha± (46.66 ac±) (30.3%)
		<i>total Roads decrease of 0.13 ha± (0.32 ac±)</i>	
TN (Semi-Detached)	4.81 ha± (11.88 ac±)	Open Space Calculation	
Approximate Frontage	1,336 m± (4,383 ft±)	Net Developable Area	62.26 ha± (153.84 ac±)
Ant. No. of Lots (Avg 7.6m)	175 lots±	Less Highway Land added within Net Developable Area	0.87 ha± (2.15 ac±)
NC (Row-Townhouse)	1.40 ha± (3.46 ac±)		61.39 ha± (151.69 ac±)
Approximate Frontage	390 m± (1,280 ft±)	Required 10% Plus Highway Land dedicated to MR	6.14 ha± (15.17 ac±)
Ant. No. of Lots (Avg 6.1m)	64 lots±	Total MR Required	7.01 ha± (17.32 ac±)
<i>decrease of 0.03 ha± (0.07 ac±)</i>			
NC (Condo-Townhouse)	2.09 ha± (5.17 ac±)	Open Space Areas Provided	
Ant. No. of Lots (40 upha)	82 units±	ROS (MR)	7.01 ha± (17.32 ac±)
NC (Apartment Four Storey)	0.72 ha± (1.77 ac±)	ROS (MR) non credit	0.06 ha± (0.14 ac±)
Ant. No. of Lots (75 upha)	54 lots±	Total MR	7.07 ha± (17.46 ac±)
NC (Apartment Four Storey)	1.62 ha± (4.00 ac±)	Land Use Statistics	
Ant. No. of Lots (115 upha)	186 lots±	UH to TN	20.28 ha± (50.10 ac±)
<i>decrease of 0.05 ha± (0.13 ac±)</i>		UH to NC	5.83 ha± (14.39 ac±)
DC (Apartment-Condominium)	5.68 ha± (14.04 ac±)	UH to DC	10.19 ha± (25.19 ac±)
Min. No. of Lots (60 upha)	339 lots±	UH to ROS	12.73 ha± (31.46 ac±)
<i>increase of 0.19 ha± (0.48 ac±)</i>		UH to NA	0.65 ha± (1.61 ac±)
DC (Commercial portion)	4.51 ha± (11.15 ac±)	Roads	13.23 ha± (32.69 ac±)
		Total Redesignation	62.91 ha± (155.45 ac±)



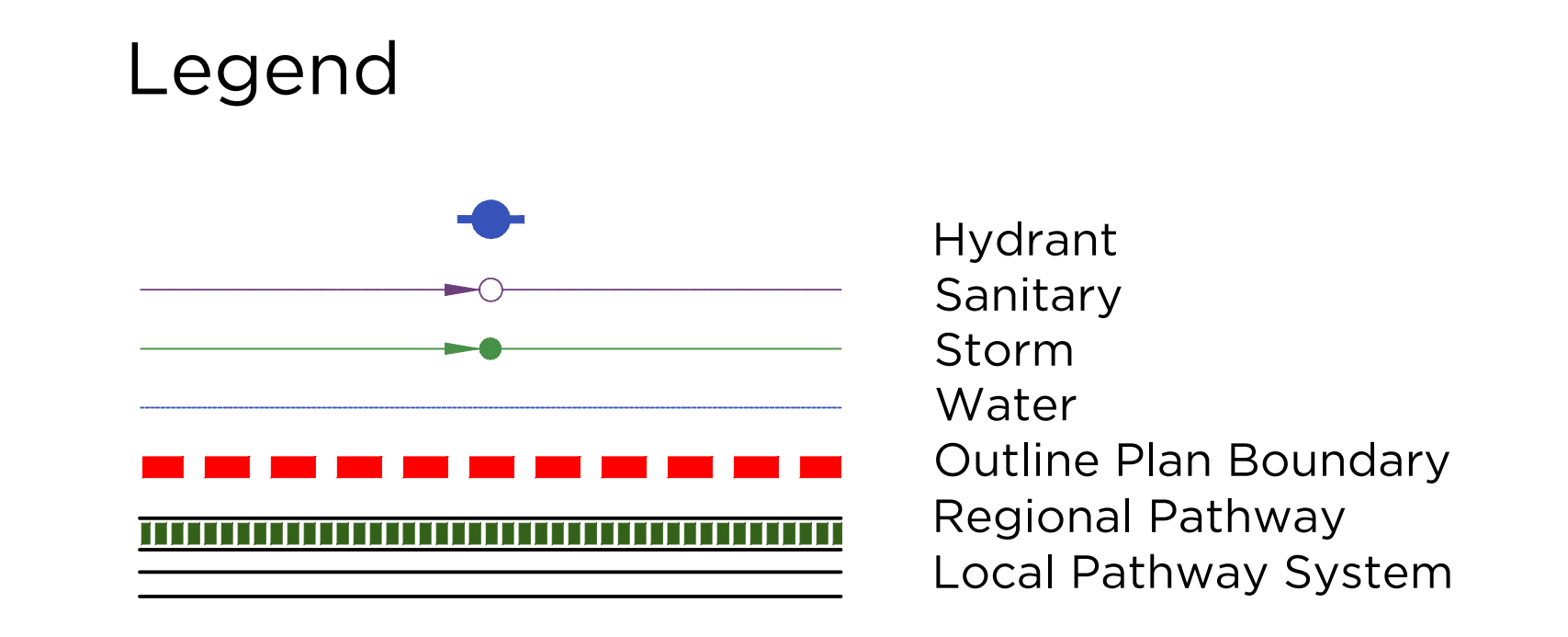
Amendment Comparison



2019 Approved Outline Plan

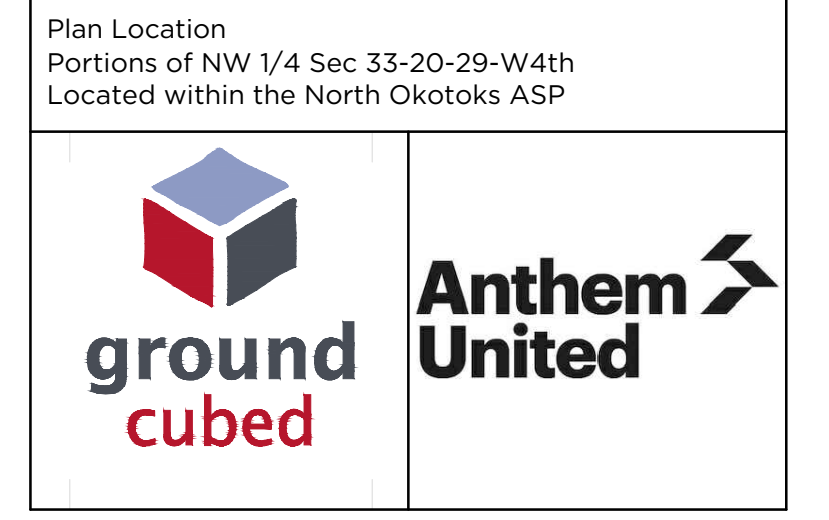


Amended Outline Plan



APPROVED
 BY TOWN OF OKOTOKS MPC
 Originally approved May 18, 2017
 with amendments approved on
 January 20, 2022

Notes
 1. This Amended Outline Plan is submitted to reflect the removal of the Spring Gate entrance to Wedderburn off Northridge Drive.



Issue	Date	No.
Outline Plan Amendment	21/10/14	1
Outline Plan Amendment Resubmission	22/01/21	2

project	Wedderburn West	
drawn	checked	approved
tl	sm	sm
project #	date	
21.706	2022/01/06	
drawing	Amended Outline Plan	

